

CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
SEPTEMBER 26, 2022

Board Members Present:

Richard Callow – Chairman
Michael Allen
Alderman Jack Coatar
Catherine Hamacher
Tiffany Hamilton
Mike Killeen
David Richardson
Anthony Robinson

Cultural Resources Office Staff present:

Meg Lousteau, Director
Jan Cameron, Preservation Administrator
Andrea Gagen, Preservation Planner
Robert Bettis, Preservation Planner
Bennett Anderson, Administrative Assistant

Legal Counsel

Barbara Birkicht

Chair Callow called roll at 4:07 p.m. Present were Chair Richard Callow and Board Members David Richardson, Mike Killeen, Tiffany Hamilton, Michael Allen, Catherine Hamacher, and Alderman Jack Coatar. New Board Member Hamacher joined the Board for the first time. It was noted that Board Member Anthony Robinson would be thirty minutes late.

Board Member Richardson moved to approve the minutes for the August 22, 2022 Preservation Board meeting. Board Member Allen seconded. There were no objections. The minutes were approved by all board members except Board Member Hamacher, who abstained. Director Meg Lousteau then introduced new CRO administrative assistant Bennett Anderson and thanked outgoing administrative assistant Deneen Funk for her service.

APPEALS OF DIRECTOR’S DENIALS

A. 2528 Texas Avenue—Fox Park Local Historic District

Date: September 26, 2022
Address: 2528 Texas Avenue
Item: Appeal of Director’s denial to install two internally-illuminated signs
Jurisdiction: Fox Park Local Historic District
Neighborhood: Fox Park
Ward: Old Ward 6/New Ward 7
Owner: Koken Warehouse LLC/Michael Schwartz
Applicant: Ziglin Signs/Matt Meyer
CRO Staff: Andrea Gagen, Cultural Resources Office

PROCEEDINGS

On September 26, 2022, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the Director’s denial to install two non-compliant internally-illuminated signs at 2528 Texas Avenue in the Fox Park Local Historic District.

Board Members Richard Callow (Chair), David Richardson, Mike Killeen, Tiffany Hamilton, Michael Allen, Catherine Hamacher, and Alderman Jack Coatar were present for the testimony for this agenda item.

Andrea Gagen of the Cultural Resources Office was sworn in and entered into the record Ordinance #64689, as amended by Ordinance #64925; Ordinance #66098, which sets forth the standards for the Fox Park Local Historic District, and in particular the sections that pertain to Signage; the agenda; the PowerPoint; and her presentation.

Ms. Gagen presented mock-ups of the proposed sign's location on the building as well as its illumination. She noted that, while the size of the two signs being considered had been reduced to meet Fox Park standards, the application had been denied due to non-compliant internal illumination and location.

Ms. Gagen read a letter from the Fox Park Neighborhood Association into the record. The neighborhood did not object to the signage, mentioning multiple qualities that made this case an exception: the compliant sizing of the signs, the internal lighting's dimmable features, and the determination that the signs were "less visually obtrusive." Ms. Gagen reported that the alderwoman had not commented.

The applicant was present and there were no members of the public present. The Board did not hear from the applicant. Chair Callow called for a motion.

FINDINGS OF FACT

- 2528 Texas Avenue is located in the Fox Park Local Historic District.
- The proposed signs have been revised to meet the size requirements.
- The proposed signs would be internally illuminated. Only front lighting is allowed under the Fox Park Historic District Standards.
- The proposed signs would be installed on the parapet of the building, which is not allowed under the historic district standards.
- The Board felt that due to the context of the building, internal illumination would not have an adverse effect on the building.
- The Fox Park Development Committee did not object to the signs as presented.

CONCLUSIONS OF LAW

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board made a determination as to the substance and credibility of the evidence and exhibits.

Board Member Killeen made a motion to overturn the Director's denial and allow the signs to be constructed as presented. Board Member Allen seconded. In a brief discussion, Board Member Killeen stated that the neighborhood's approval was sufficient to prompt an overturn.

The motion passed 6-0 with Board Members Richardson, Killeen, Hamilton, Allen, Hamacher, and Alderman Coatar voting in favor and Chair Callow abstaining.

By Order of the Preservation Board
Cultural Resources Office

B. 2407-09 South 9th Street—Soulard Neighborhood Local Historic District

Date: September 26, 2022
Address: 2407-09 South 9th Street
Item: Appeal of Director’s denial to retain non-compliant roof installed without a permit
Jurisdiction: Soulard Neighborhood Local Historic District
Neighborhood: Soulard
Ward: Old Ward 7/New Ward 8
Owner: Travis Huels & Abbie Streuter
Applicant: Phil Marlow/Marlow Contracting
CRO Staff: Andrea Gagen, Cultural Resources Office

PROCEEDINGS

On September 26, 2022, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the Director’s denial to retain non-compliant roof installed without a permit at 2407-09 South 9th Street in the Soulard Neighborhood Local Historic District.

Board Members Richard Callow (Chair), David Richardson, Mike Killeen, Tiffany Hamilton, Michael Allen, Catherine Hamacher, and Alderman Jack Coatar were present for the testimony for this agenda item.

Andrea Gagen of the Cultural Resources Office was sworn in and entered into the record Ordinance #64689, as amended by Ordinance #64925; Ordinance #57078, as amended by Ordinance #62382, which sets forth the standards for the Soulard Neighborhood Local Historic District, and in particular the sections that pertain to Roofs; the agenda; the PowerPoint; and her presentation.

Ms. Gagen presented images of the non-compliant roofing that had been installed without a permit. She explained that the applicant (contractor) had been instructed to apply for a permit by a city inspector; the applicant then told CRO staff that the project was “on hold” due to the heat. CRO was not aware that work had already begun. After learning that the project had been completed without a permit, CRO denied the contractor’s application. The shingles used did not replicate slate and were not a three-tab design, which are Soulard’s standards for roofing.

Ms. Gagen read an email in which Walker Hamilton from the Soulard Neighborhood Association said that the neighborhood would likely be opposed to the non-compliant shingles. There was no comment from the Alderman. CRO recommended that the appeal be upheld.

After Alderman Coatar asked Ms. Gagen to clarify the timeline of events that led to the denial, Board Member Killeen asked if there was an official list of compliant roofing materials. Ms. Gagen answered that there was not, but that CRO could recommend materials on a case-by-case basis.

The owner of 2407-09 South 9th Street, Travis Huels, was sworn-in by Chair Callow. Mr. Huels explained that he had believed replacing like-for-like was acceptable under the Soulard standards; he added that an ongoing storm had prompted him and his wife to quickly replace the roof. He presented a few images of neighboring buildings with the same type of shingles.

Alderman Coatar asked Mr. Huels what the cost of replacing the non-compliant shingles would be. Mr. Huels did not know. In response to a question from Board Member Killeen, Ms. Gagen clarified that a permit had been submitted to CRO only after the non-compliant shingles had been installed. Board Member Allen pointed out that the non-compliant shingles had changed the profile of the roofing, to which Mr. Huels said that he believed the shingles were sufficiently similar.

Ms. Gagen then explained that, while Mr. Huels was able to find a few other buildings with non-compliant shingles in Soulard, his examples were either new construction (which has a different set of standards) or had not been approved by CRO. She also stated that the vast majority of mansard roofs in Soulard were compliant.

Chair Callow asked Board Member Allen for a motion.

FINDINGS OF FACT

- 2407-09 South 9th Street is located in the Soulard Neighborhood Local Historic District.
- The shingles were installed without a permit.
- The installed shingles do not comply with the Soulard historic district standards for roofing materials on mansard roofs.
- The shingles installed are similar in style to the previous shingles on the roof.
- The shingles were installed to address an emergency situation.
- No comments on the project have been received from the Alderman or the neighborhood.

CONCLUSIONS OF LAW

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board made a determination as to the substance and credibility of the evidence and exhibits.

Board Member Allen made a motion to uphold the Director's denial of the application as the shingles were non-compliant and had been installed without a permit. Chair Callow seconded the motion. Board Member Hamilton opposed the motion, saying that the new roofing appeared aesthetically unchanged and that the examples of other buildings with non-compliant shingles were satisfactory to overturn the denial.

Board Member Richardson asked for clarification on Soulard's roofing standards, remarking that the legislation seemed to permit replacing like-with-like. Ms. Gagen stated that CRO's interpretation of the legislation meant that new shingles must comply with district standards even when they are replacing visually-similar shingles.

Board Member Hamilton said that the CRO decision contradicted the legislation. Alderman Coatar also opposed the motion, saying that the neighborhood was not officially opposed to the shingles. Board Member Allen added that the patterning of the new shingles did not exactly replicate the previous shingles and that the new roofing's pattern did not comply with Soulard's historic standards. Board Member Killeen expressed concern that overturning this denial would create a loophole for other homeowners to use non-compliant materials. In response to this, Alderman Coatar said that the issue would be dealt with on a case-by-case basis and reiterated the neighborhood's lack of official opposition to the new roofing; Board Member Hamilton echoed this sentiment.

The motion failed 1-5 with Board Member Allen voting to uphold the Director’s denial and Board Members Richardson, Killeen, Hamilton, Hamacher and Alderman Coatar voting to overturn it. Chair Callow abstained.

Alderman Coatar made a motion to overturn the Director’s denial. Chair Callow seconded. The motion passed 5-1, with Board Members Richardson, Killeen, Hamilton, Hamacher, and Alderman Coatar voting to overturn the Director’s denial and Board Member Allen voting to uphold it. Chair Callow abstained.

By Order of the Preservation Board
Cultural Resources Office

C. 1712 South 9th Street—Soulard Neighborhood Local Historic District

Date: September 26, 2022
Address: 1712 South 9th Street
Item: Appeal of Director’s denial to install an awning
Jurisdiction: Soulard Neighborhood Local Historic District
Neighborhood: Soulard
Ward: Old Ward 7/New Ward 8
Owner: Mike Dempsey – Sanro Incorporated
Applicant: Rein Zeidler – Lawrence Fabric & Metal Structures
CRO Staff: Bob Bettis, Cultural Resources Office

PROCEEDINGS

On September 26, 2022, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the Director’s denial to install an awning at 1712 South 9th Street in the Soulard Neighborhood Local Historic District.

Board Members Richard Callow (Chair), David Richardson, Mike Killeen, Tiffany Hamilton, Michael Allen, and Alderman Jack Coatar were present for the testimony for this agenda item. Board Member Catherine Hamacher was present for the first half of the testimony; Board Member Anthony Robinson was present for the second half.

Bob Bettis of the Cultural Resources Office was sworn in and entered into the record Ordinance #64689, as amended by Ordinance #64925; Ordinance #57078, as amended by Ordinance #62382, which sets forth the standards for the Soulard Neighborhood Local Historic District, and in particular the sections that pertain to Awnings; the agenda; the PowerPoint; and his presentation.

Mr. Bettis presented images of the current awning, which spans the property’s front door and two windows to either side. Mr. Bettis stated that the current awning is non-compliant because Soulard’s standards require awnings to only cover a single opening (a door or window); the current non-compliant awning had been grandfathered. He then presented a mock-up of the proposed awning, which would be much longer and span multiple openings. Mr. Bettis read an email from the Soulard Restoration Group that expressed support for upholding the Director’s denial.

Michael Dempsey, Managing Officer of Carson’s Sports Bar, was then sworn in by Chair Callow. Mr. Dempsey explained the extended awning was meant to shelter customers from weather while they

stand in line outside. The current awning, he remarked, was in poor condition. Dave Bess, a representative from Lawrence Fabric, was then sworn in; he stated that he believed the new awning would be consistent with other businesses in Soulard and requested clarification on the Standards. He stated that he is open to suggestions from the Preservation Board for a different design.

Alderman Coatar asked Mr. Dempsey if the business would be willing to just replace the awning with a new awning of the same size. Mr. Dempsey said he would consider it, but restated that other businesses in the area had non-compliant extended awnings. Alderman Coatar stated that installing individual awnings over each opening would not present an appropriate appearance. Following a question from Chairman Callow, Mr. Bettis commented that if the non-compliant awning was replaced in its entirety, it would lose its grandfathered-in status. Board Member Killeen then discussed ways that the business could create a longer opening, therefore allowing for a compliant extended awning. Mr. Killeen proposed the idea of returning the original storefront configuration to the front façade.

Board Member Hamacher departed from the meeting at 5:00 p.m. and Board Member Robinson joined the meeting at 5:01 p.m. Chair Callow called for a motion.

FINDINGS OF FACT

- 1712 South 9th Street is located in the Soulard Neighborhood Local Historic District.
- The proposed awning does not comply with the Soulard Neighborhood Local Historic District Standards.
- The Soulard Restoration Group is not in support of the awning as proposed.

CONCLUSIONS OF LAW

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board made a determination as to the substance and credibility of the evidence and exhibits.

Board Member Allen made a motion to uphold the Director's denial to install a new, extended awning. Chair Callow seconded, and Board Member Allen continued on to say that a same-size replacement awning would likely be approved by the Board on a preliminary basis at a future meeting.

Alderman Coatar asked if the Board was legally able to deny the current proposal but include a provision that would allow a same-size replacement. Board Members Richardson and Hamilton voiced support for this idea.

The motion passed 4-2 with Board Members Richardson, Killeen, Robinson, Allen voting to uphold the denial, and Board Member Hamilton and Alderman Coatar voting to overturn it. Chair Callow abstained. When Mr. Bettis asked if another motion would be made, Board Member Richardson reiterated that the Board would approve of a same-sized replacement awning if the applicant re-applied.

By Order of the Preservation Board
Cultural Resources Office

D. 4142 Flora Place—Shaw Neighborhood Local Historic District

Date: September 26, 2022
Address: 4142 Flora Place
Item: Appeal of Director’s denial to replace a garage door
Jurisdiction: Shaw Neighborhood Local Historic District
Neighborhood: Shaw
Ward: Old Ward 8/New Ward 6
Owner: Jack & Alexcia Burchett
Applicant: Ladd Suydam – Contractor
CRO Staff: Bob Bettis, Cultural Resources Office

PROCEEDINGS

On September 26, 2022, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the Director’s denial to replace garage door at 4142 Flora Place in the Shaw Neighborhood Local Historic District.

Board Members Richard Callow (Chair), David Richardson, Mike Killeen, Tiffany Hamilton, Michael Allen, Anthony Robinson, and Alderman Jack Coatar were present for the testimony for this agenda item.

Bob Bettis of the Cultural Resources Office was sworn in and entered into the record Ordinance #64689, as amended by Ordinance #64925; Ordinance #59400, which sets forth the standards for the Shaw Neighborhood Local Historic District, and in particular the sections that pertain to Garages; the agenda; the PowerPoint; and his presentation.

Mr. Bettis presented street-level and aerial photos of the current garage doors; the proposed new door, he said, would not replicate the original. He noted that the garage is visible from the street. Mr. Bettis stated that while CRO staff recommended upholding the denial, the Shaw Neighborhood Improvement Association and the Alderwoman were in support of the project.

Board Member Allen asked if the current doors were damaged or irreparable. Mr. Bettis answered that the doors could not be made functional as a modern operable garage door. A new custom door, which would have replicated the historical doors, was double the cost, he added.

The appellant, Jack Burchett, was present and sworn in by Chair Callow. He explained that when he bought the property, the garage and its doors had substantial water damage and rot issues, making them unusable. He said that the proposed garage door would be about \$13,000 and the custom-made new historical doors would be \$27,000. Mr. Burchett reiterated his request to allow for a functioning garage despite the loss of the historical doors.

Mr. Bettis told Chair Callow that there was no one else signed up to speak. Board Member Killeen asked for clarification on the neighborhood and Alderwoman’s position. Mr. Bettis told him that they were both in support of the proposed doors.

FINDINGS OF FACT

- 4142 Flora Place is located in the Shaw Neighborhood Local Historic District.

- The existing historic garage is offset from the house and has a direct line of sight to Flora Place. The garage is accessed from Flora Place.
- The design of the proposed garage doors would not replicate the original and would not be compliant with Shaw Neighborhood Local Historic District Standards.
- The current/original doors are beyond repair.
- The cost to replicate the original doors would be nearly double the cost of the proposed doors.
- The Shaw Neighborhood Association and the alderman are in support of the project.

CONCLUSIONS OF LAW

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board made a determination as to the substance and credibility of the evidence and exhibits.

Board Member Killeen made a motion to overturn the Director’s denial and allow the proposed non-compliant doors to be installed as submitted. Board Member Richardson seconded. The motion passed 6-0 with Board Members Richardson, Killeen, Robinson, Hamilton, Allen, and Alderman Coatar voting to overturn the denial. Chair Callow abstained. Chair Callow then called for a five-minute break at 5:20 p.m.

By Order of the Preservation Board
Cultural Resources Office

E. 2006 Russell Boulevard—McKinley Heights Local Historic District

Date: September 26, 2022
Address: 2006 Russell Boulevard
Item: Appeal of Director’s denial to retain Hardie-panel siding on rear garage
Jurisdiction: McKinley Heights Local Historic District
Neighborhood: McKinley Heights
Ward: Old Ward 7/New Ward 8
Owner/Applicant: Oliver Hamilton – Superior Holdings 1, LLC
CRO Staff: Bob Bettis, Cultural Resources Office

PROCEEDINGS

On September 26, 2022, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the Director’s denial to retain Hardie-panel siding on a rear garage at 2006 Russell Boulevard in the McKinley Heights Local Historic District.

Board Members Richard Callow (Chair), David Richardson, Mike Killeen, Tiffany Hamilton, Michael Allen, Anthony Robinson, and Alderman Jack Coatar were present for the testimony for this agenda item.

Bob Bettis of the Cultural Resources Office was sworn in and entered into the record Ordinance #64689, as amended by Ordinance #64925; Ordinance #67901, which sets forth the standards for the McKinley Heights Local Historic District, and in particular the sections that pertain to Garages; the agenda; the PowerPoint; and his presentation.

The Board returned from a break at 5:26 p.m. Mr. Bettis presented front and rear photographs of the property. The owner, Mr. Bettis said, received a permit to build a two-story garage to be clad in four-inch siding. The appellant used Hardie-panel instead, which is not permitted under the Standards.

Mr. Bettis then presented photographs of the non-compliant garage from several angles, showing the installed paneling. He commented that it stood out from the neighboring buildings and was visible from the cross street, Mississippi. He continued on to say that the neighborhood association was in support of CRO's recommendation for denial. Board Member Richardson asked if the garage's windows were also non-compliant. Mr. Bettis said that they were not included in the permit but did not violate the historic district standards.

Appellant Oliver Hamilton was present and sworn in by Chair Callow. Mr. Hamilton explained that he had been encouraged by Rocco Danna, from the McKinley Heights Neighborhood Association, not to use vinyl siding. He said that he could not source the permit-approved Hardie siding due to the pandemic, and used Hardie panel instead, which he assumed was also compliant because it was not a vinyl product. He stated that it was not his intention to circumvent the historic code and he thought his solution met the spirit of what was required.

Jim Sonnemaker, a member of the public and resident of McKinley Heights, was present to speak and sworn-in by Chair Callow. Mr. Sonnemaker said that the panels on the garage were visually unappealing. He also stated that they appeared to be damaged from what he believed to be water runoff. He stated that he had concerns for the longtime viability of the product.

Rocco Danna, a representative from the McKinley Heights Neighborhood Association, was present and sworn in by Chair Callow. Mr. Danna said that while he had recommended that Mr. Hamilton use Hardie siding, he did not direct him to do so. Mr. Danna continued to say that the appellant's initial request had been to build a three-story garage; a two-story compromise was made and approved by CRO. He stated that the neighborhood association supported the Director's denial as the current garage did not comply with the issued permit or the Standards.

Latham Bell, a member of the public, was present and sworn in by Chair Callow. Mr. Bell said that Mr. Hamilton had received a strong suggestion from Mr. Danna to use Hardie board siding. After being unable to source the four-inch siding, he assumed it was acceptable to use the Hardie panel siding. Mr. Bell also contested Mr. Sonnemaker's claim that the panels were water-damaged, and said that water was supposed to run behind the panels. Mr. Bell suggested that Mr. Hamilton should lay compliant vinyl 4" siding over the existing panels on the parts of the garage that are visible from the street.

There was no one else present to speak. Chair Callow called for a motion.

FINDINGS OF FACT

- 2006 Russell Boulevard is located in the McKinley Heights Local Historic District.
- The installed panel siding was not on the approved plans.
- The McKinley Heights Design Guidelines require garages to be clad in a 4" horizontal siding.
- The McKinley Heights Neighborhood Association is not in support of the proposed Hardie-panel siding.

CONCLUSIONS OF LAW

Alderman Coatar made a motion to uphold the Director’s denial. Board Member Richardson seconded. There was no further discussion.

The motion passed 4-1, with Board Members Richardson, Killeen, Allen, and Alderman Coatar voting in favor of the motion. Board Member Hamilton voted against it, and Chair Callow and Board Member Robinson both abstained.

By Order of the Preservation Board
Cultural Resources Office

F. 1901 Ann Avenue—McKinley Heights Local Historic District

Date: September 26, 2022
Address: 1901 Ann Avenue
Item: Appeal of Director’s denial to install an awning
Jurisdiction: McKinley Heights Local Historic District
Neighborhood: McKinley Heights
Ward: Old Ward 7/New Ward 8
Owner: St. Michael the Archangel Russian Church – Mark Schaefering
Applicant: Andy Bender - Jefferson Tent and Awning
CRO Staff: Bob Bettis, Cultural Resources Office

PROCEEDINGS

On September 26, 2022, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the Director’s denial to install an awning at 1901 Ann Avenue in the McKinley Heights Local Historic District.

Board Members Richard Callow (Chair), David Richardson, Mike Killeen, Tiffany Hamilton, Michael Allen, Anthony Robinson, and Alderman Jack Coatar were present for the testimony for this agenda item.

Bob Bettis of the Cultural Resources Office was sworn in and entered into the record Ordinance #64689, as amended by Ordinance #64925; Ordinance #67901, as amended by Ordinance #62382, which sets forth the standards for the Souldard Neighborhood Local Historic District, and in particular the sections that pertain to Awnings; the agenda; the PowerPoint; and his presentation.

Mr. Bettis presented images of the current flat awning over the front door of the church at 1901 Ann Avenue, along with contextual photographs of the street. He said he had not received a mock-up of the proposed awning, which would be arched, so instead presented images of another building, St. Wenceslaus Catholic Church, showing an existing awning similar to the one proposed. He commented that the proposed awning covered brick detail, had an odd shape, and was non-compliant because it did not follow the shape of the door as required by the McKinley Heights standards.

Mr. Mark Pappas, a representative from the church, was present and sworn in by Chair Callow. He argued that the proposed awning would enhance the building’s appearance and said that an arched awning would follow the shape of the surrounding brickwork. He pointed out that the church doors on

the example shown at St. Wenceslaus were recessed further from the front of the building than those on St. Michael's, and did not provide an appropriate comparison.

Rocca Danna, a representative from the neighborhood association, was present, and was still under oath from the previous agenda item. He acknowledged the current awning is unattractive and in need of replacement. Mr. Danna said that an awning was required to allow the priest to stand outside the door and "do a blessing." He added that an arched awning would provide less protection from the rain than a flat awning. The flat awning, he continued, complemented the other horizontal lines on the front of the church building and was less architecturally obtrusive than an arch. Mr. Danna supported upholding the denial.

Susan DuBois, another representative from the church, was present and sworn-in. She expressed her dislike for the flat awning and asked what solution could satisfy both the church members and the Board. Mr. Pappas remarked that the church had also ordered new doors, and commented that an arched awning might better showcase these doors. Chair Callow stated that CRO was unaware of an application to replace the doors. Mr. Bettis concurred, and asked Mr. Pappas to contact him about the proposed doors. Mr. Pappas said he would.

Chair Callow acknowledged that the solution to the awning conflict would also involve the proposed doors, and wondered what the timeline was to make a decision. The question was directed to Legal Counsel Barbara Birkicht, who had a technical issue, and was unable to answer the question regarding the timing for the Board to render a decision on this matter.

Chair Callow asked the Board members if they would consider instructing the applicant to defer the appeal until the doors could also be assessed. Alderman Coatar, Board Member Allen, and Mr. Pappas voiced support for this idea. Ms. Birkicht requested clarification that the deferral was at the request of the appellant, to which Mr. Pappas agreed. Chair Callow called for a motion.

FINDINGS OF FACT

- 1901 Ann Avenue is located in the McKinley Heights Local Historic District.
- The proposed fabric awning would be arched and not the same shape as the square door.
- The McKinley Heights Neighborhood Association does not support the awning as proposed.
- The church has ordered new front doors that the Cultural Resources Office has not reviewed.
- The Board would like to see the door proposal before making a determination on the appropriateness of the proposed awning.
- The applicant requested a deferral of the decision.

CONCLUSIONS OF LAW

Alderman Coatar made a motion to defer consideration of the proposed awning to a date in the future meeting, per the request of the appellant. Board Member Hamilton seconded. The motion passed through a unanimous voice vote.

By Order of the Preservation Board
Cultural Resources Office

NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES

G. 3728 Market Street—Famous-Barr Warehouse

Date: September 26, 2022
Address: 3728 Market Street
Item: Nomination to the National Register of Famous-Barr Warehouse
Jurisdiction: Required Certified Local Government Review of Pending National Register Nominations
Neighborhood: Midtown
Ward: Old Ward 17/New Ward 11
Owner: GS 3728 Market Investors LLC
Preparer: Rachel Alison & Amanda K. Loughlin/Rosin Preservation, LLC
CRO Staff: Andrea Gagen, Cultural Resources Office

PROCEEDINGS

On September 26, 2022, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider the nomination of 3728 Market Street, the Famous-Barr Warehouse, to the National Register of Historic Places.

Board Members Richard Callow (Chair), David Richardson, Mike Killeen, Michael Allen, Anthony Robinson, and Alderman Jack Coatar were present for the testimony for this agenda item. Board Member Tiffany Hamilton departed from the meeting at 5:59 p.m., shortly before this agenda item.

Andrea Gagen of the Cultural Resources Office was prepared to present the nomination, but Chair Callow deferred to Amanda Loughlin, who deferred to her colleague Rachel Allison, the preparer of the nomination.

Ms. Allison proposed that the Famous-Barr Warehouse be listed under National Register Criteria A and C: architecture and commerce, respectively. She said that the warehouse was categorized as a “purpose-built off-site department store service building.” Chair Callow called for a motion.

CONCLUSIONS OF LAW

Board Member Allen made a motion to instruct CRO staff to prepare a report to the Missouri State Historic Preservation Office saying that the Famous-Barr Warehouse satisfied National Register Criteria A and C. Board Member Robinson seconded. The motion passed through a unanimous voice vote.

Board Member Killeen made a motion to adjourn. Alderman Coatar seconded. The meeting adjourned at 6:02 p.m.

By Order of the Preservation Board
Cultural Resources Office